

OFFERING MEMORANDUM

9 Sharon Ave, Norfolk, MA 02056

PROPERTY SNAPSHOT

- Address: 9 Sharon Ave, Norfolk, MA 02056
- MLS #: 73470295
- Offering Price: \$850,000
- Building Size: Approx. 1,584 SF
- Lot Size: Approx. 0.88 acres (±38,188 SF)
- Year Built: 1977
- Zoning: C-1B Commercial (buyer to verify permitted uses)
- Current Use: Single-family residence

EXECUTIVE SUMMARY

9 Sharon Ave represents a compelling opportunity to acquire a well-located asset within Norfolk's newly rezoned Sharon Avenue commercial corridor. The property offers immediate usability with a modest existing structure, while its commercial zoning creates long-term flexibility for investors, owner-users, and developers seeking exposure to an emerging commercial node.

INVESTMENT & DEVELOPMENT HIGHLIGHTS

Strategic Rezoning Advantage

The recent C-1B rezoning positions the property for a range of commercial and mixed-use concepts, subject to municipal approvals. This zoning shift enhances long-term value and redevelopment potential.

Land Value & Expansion Potential

With approximately 0.88 acres of land, the site provides ample room for future expansion, site reconfiguration, or redevelopment, while the existing structure allows interim use.

Accessible Entry Point

The property's scale and pricing make it an attainable entry point for small business owners and first-time commercial investors seeking flexibility without the capital requirements of larger assets.

LOCATION OVERVIEW

Sharon Avenue is undergoing a transition from legacy residential use to a small-scale commercial corridor supported by municipal rezoning initiatives. The location benefits from proximity to local amenities, regional roadways, and surrounding residential density that supports neighborhood-oriented commercial uses.

MARKETING POSITIONING

Unlock the Next Chapter on Sharon Ave

- Immediate usability with future upside
- C-1B zoning flexibility
- Manageable scale with redevelopment potential

CONFIDENTIALITY & DISCLAIMER

Information contained herein is deemed reliable but not guaranteed. Buyer to perform independent due diligence regarding zoning, permitting, and allowable uses.